

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

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MEETING DATE July 14 2005	CONTACT/PHONE John Euphrat, AICP 781-5194 Chuck Stevenson, AICP 805-781-5197	APPLICANT County	FILE NO. N/A
SUBJECT Study session to discuss options for implementing Smart Growth Principles and related planning topics.			
RECOMMENDED ACTION Provide comments			
ENVIRONMENTAL DETERMINATION Not required			
LAND USE CATEGORY NA	COMBINING DESIGNATION NA	ASSESSOR PARCEL NUMBER NA	SUPERVISOR DISTRICT(S) ① ② ③ ④ ⑤ All
PLANNING AREA STANDARDS: NA			
EXISTING USES: NA			
SURROUNDING LAND USE CATEGORIES AND USES: NA			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: SLOCOG			
TOPOGRAPHY: NA		VEGETATION: NA	
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: NA		ACCEPTANCE DATE: NA	
<p>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</p>			

Discussion

Attached is a copy of the package and staff report that was approved by the Board of Supervisors on June 7, 2005

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IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tuesday, June 7, 2005

PRESENT: Supervisors Harry L. Ovitt, Jerry Lenthall, K.H. 'Katcho' Achadjian, James R. Patterson and
Chairperson Shirley Bianchi

ABSENT: None

In the matter of Smart Growth Principles:

This is the time set for presentation and discussion of the Smart Growth Principles.

Mr. Victor Holanda: Director of Planning and Building, introduces the item and asks the Board to support the resolution.

Mr. Chuck Stevenson: Planning, presents the staff report; discusses the guiding principles of Smart Growth; recommends the Board adopt the resolution and guiding principals for Smart Growth.

Supervisor Achadjian: questions how these principals would have affected the San Miguel General Plan Amendment with Mr. Stevenson responding.

Supervisor Bianchi: discusses the importance of proper planning.

Dr. Greg Thomas: Public Health Officer, states walkable communities have been shown to lower obesity rates and improve mental health; urges the Board to adopt staff recommendation.

Mr. Eric Greening: urges the Board to adopt the resolution and guiding principals; discusses the traffic in Atascadero near the Junior High when parents drop their children off because it is not a walkable community; suggests the Vision 2050 meetings be held in a location accessible by public transit.

Mr. Paul Hood: Executive Director of LAFCO, states these principals mirror the 2050 Vision Statement and urges the Board to adopt the staff recommendations.

Mr. Steve Devencenzi: SLORTA, congratulates Mr. Stevenson on his presentation; states the guidelines make it easy to do the right thing; and supports staff recommendation.

Ms. Aeron Arlin Genet: Air Pollution Control District staff, discusses increasing public awareness of land use strategies; addresses the environmental impacts with longer commuter trips; urges the Board to move forward by adopting the principles.

Supervisor Patterson: states he is thrilled with this item; discusses the trends with longer vehicle trips; changing the design of communities will benefit the public's health; and endorses staff recommendations.

Supervisor Ovitt: states the principles should be used as a tool; addresses the need to respect the community concerns and how they should be interpreted.

Supervisor Lenthall: states he believes there is no progress without change; believes there is enough flexibility in the principles.

Matter is fully discussed and thereafter, on motion of Supervisor Patterson, seconded by Supervisor Lenthall and on the following roll call vote:

AYES: Supervisors Patterson, Lenthall, Ovitt, Achadjian, Chairperson Bianchi

NOES: None

ABSENT: None

the Board approves the Guiding Principals for Smart Growth marked as Exhibit A in the staff report dated June 7, 2005 and
RESOLUTION NO. 2005-166, adopting Guiding Principles for Smart Growth for the unincorporated areas of San Luis Obispo County, adopted.

cc: Planning
6/23/05 cmc

STATE OF CALIFORNIA)
) ss.
County of San Luis Obispo)

I, **JULIE L. RODEWALD**, County Clerk and Ex-Officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of the said Board of Supervisors, affixed this 23rd day of June, 2005.

(SEAL)

JULIE L. RODEWALD
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By CM Christensen
12 E-1 Deputy Clerk

IN THE BOARD OF SUPERVISORS

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day June 7, 20 05

PRESENT: Supervisors Harry L. Ovitt, Jerry Lenthall, K.H. "Katcho" Achadjian,
James R. Patterson and Chairperson Shirley Bianchi

ABSENT: None

RESOLUTION NO. 2005-166

RESOLUTION ADOPTING GUIDING PRINCIPLES FOR SMART GROWTH FOR THE
UNINCORPORATED AREAS OF SAN LUIS OBISPO COUNTY.

The following resolution is hereby offered and read:

WHEREAS, the Board of Supervisors endorses and promotes Smart Growth as a way of bringing together traditionally opposing interests to improve community quality of life while at the same time improving the environment and the economy; and

WHEREAS, the Board of Supervisors seeks to address current development patterns that often lead to sprawl, by striking a balance between providing adequate amounts and types of housing, urban and social services, protection of resources and long-term economic viability; and

WHEREAS, the Board of Supervisors seeks to draw upon the successful models of the past and present, and plan for growth that will more successfully serve present and future populations; and

WHEREAS, Smart Growth principles relate well to the County's mission statement, "to enhance the economic, environmental and social quality of life in San Luis Obispo County." and that adoption of these principles will result in communities that are "Safe, Healthy, Livable, Prosperous and Well Governed."

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 7th day of June, 2005, hereby adopts the following Guiding Principles for Smart Growth as shown in the attached Exhibit "A," with the intent of engaging in implementing actions, programs and projects to succeed in achieving the principles.

Upon motion of Supervisor Patterson, seconded by Supervisor Lenthall and on the following roll call vote, to wit:

AYES: Supervisors Patterson, Lenthall, Ovitt, Achadjian, Chairperson Bianchi

NOES: None

ABSENT: None

ABSTAINING: None

The foregoing resolution is hereby adopted.

SHIRLEY BIANCHI

Chairman of the Board of Supervisors

of the County of San Luis Obispo,

State of California

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ATTEST

JULIE L. RODEWALD

County Clerk and Ex-Officio Clerk

of the Board of Supervisors,

County of San Luis Obispo,

State of California

By: **C.M. CHRISTENSEN** Deputy Clerk

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

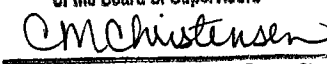
JAMES B. LINDHOLM, JR.

County Counsel

By: 

Deputy County Counsel

Dated: 5.26.05

STATE OF CALIFORNIA) ss COUNTY OF SAN LUIS OBISPO)
I, JULIE L. RODEWALD, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.
Witness, my hand and seal of said Board of Supervisors this <u>6/27/2005</u>
JULIE L. RODEWALD County Clerk and Ex-Officio Clerk of the Board of Supervisors
By <u></u> Deputy Clerk



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

TO: BOARD OF SUPERVISORS

FROM: CHUCK STEVENSON, AICP, SUPERVISING PLANNER

VIA: VICTOR HOLANDA, AICP, DIRECTOR, DEPARTMENT OF PLANNING AND BUILDING

DATE: JUNE 7, 2005

SUBJECT: GUIDING PRINCIPLES FOR SMART GROWTH
SUPERVISORIAL District: All

RECOMMENDATION

That the Board of Supervisors approve the Guiding Principles for Smart Growth marked as Exhibit A and the attached Resolution marked Exhibit B.

DISCUSSION

At a recent day-long retreat your Board discussed individual member goals, concerns, and vision for the upcoming year and near future. Among the items your Board directed included bringing forward the list of "Smart Growth Principles". Smart Growth Principles, as you know, have been adopted by many cities and counties throughout the state of California, and across the country. In fact, several local cities and the San Luis Obispo Council of Governments have adopted such principles. These principles establish *land use planning* guidelines on how growth should occur within jurisdictions in a more sustainable and quality manner. As a result of your direction at the retreat, staff is bringing forward a set of Smart Growth Principles for your consideration and adoption. A Resolution which acknowledges the benefits of Smart Growth principles as well as links these principles to the County's Communitywide vision (Safe, Healthy, Livable, Prosperous, and Well governed) has been prepared with this report.

As your Board is aware, the current population in San Luis Obispo County stands at 260,727 and predictions estimate that nearly 100,000 more people are expected to reside in San Luis Obispo County by the year 2030. In the face of this significant growth, how can communities accommodate this population while retaining the quality of life and important resources so closely associated with this County's beauty and attraction. Your Board's leadership in adopting a set of smart growth principles would be a step toward establishing

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a more sustainable approach to land use planning while reinforcing the Communitywide vision of having a Safe, Healthy, Livable, Prosperous, and Well Governed county.

The term "Smart Growth" was coined by the State of Maryland in 1990 to guide governance that respects and coordinates economics, the environment and social equity (the three "E's"), to create sustainable growth. The concept of sustainability is an important governing principle which is intended to meet the needs of current generations without compromising future generations' ability to meet their own needs, that is to think long term in decision-making. The United States Environmental Protection Agency endorses and promotes Smart Growth as a way of bringing together traditionally opposing interests to improve community quality of life while at the same time improving the environment and the economy.

Smart Growth principles address current development patterns that are often dominated by what many call "sprawl," or low density, automobile-oriented development. These patterns of growth present special challenges to the County as we try to strike a balance between providing adequate amounts and types of housing, protect resources, provide urban and social services, and facilitate long-term economic viability. Typical land development policies and ordinances are often at odds with what has come to be known as "Smart Growth" Many believe these patterns are no longer in the long-term interest of our communities, cities, suburbs, and agricultural areas. Though supportive of growth, many communities have come to question the economic costs of continually expanding and extending urban infrastructure in communities at the edges and into suburban and rural areas. In response, Smart Growth policies draw upon the successful models of the past and present, and plan for growth that will more successfully serve the present and future population.

The Smart Growth principles in Exhibit A are similar to those recently adopted by the San Luis Obispo Council of Governments. These principles relate well to the County's mission statement, "to enhance the economic, environmental and social quality of life in San Luis Obispo County." They provide the basis to re-focus our relationships with cities and other agencies, and to update policies in the county's Framework for Planning and ordinances. These principles could guide decisions among all departments to consider their economic, environmental and social effects, for present and future generations as well.

With adoption of these principles, steps should be taken to cultivate strategies, address barriers and advance opportunities for Smart Growth. The Department of Planning and Building has proposed several programs in our budget for fiscal year 2005/06 that are linked to these principles. For one, we will continue our collaboration with the San Luis Obispo Council of Governments and other agencies to visualize the future of the county region, and attention to how county policies interface with city and district growth policies. We are also proposing to incorporate Smart Growth principles into the General Plan, specifically within the Land Use Element's Framework for Planning, key Land Use Ordinance sections, and in several Housing Element programs. Lastly, the department will focus on Housing Element implementation by looking at ways to improve incentives and remove barriers for mixed-use projects, affordable housing and more land-efficient residential subdivisions. The department will also continue its commitment to implement

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existing related programs within communities.

OTHER AGENCY INVOLVEMENT/IMPACT

All county departments.

FINANCIAL CONSIDERATIONS

None

RESULTS

Adoption of these principles will result in activity to implement them among county departments and other jurisdictions, to create communities that are Safe, Healthy, Livable, Prosperous and Well Governed.

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Exhibit A

GUIDING PRINCIPLES FOR SMART GROWTH

1. **Strengthen Regional Cooperation**

Action: The County will seek to promote regional cooperation of all jurisdictions within the region in the formulation and the carrying out of land use policy, while respecting the interests of individual towns and cities. Smart growth identifies important regional values that often cut across jurisdictional boundaries. Our local transportation networks, economy, housing market, watersheds and numerous other systems function at the regional level. Planning for the area must recognize the regional characteristics we share, provide solutions and strategies that enhance our positive aspects and protect and preserve those vulnerable to loss or degradation.

2. **Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**

Action: The County will support smart growth goals by bolstering local economies, preserving critical environmental areas, improving a community's quality of life, and guiding new growth into existing communities. By focusing development in already built-up areas, smart growth preserves rapidly vanishing natural areas. From woodland and forest areas, ranches and farms, to wetlands and wildlife, smart growth allows us the opportunity to pass on to our children the treasured areas of San Luis Obispo County.

3. **Strengthen and Direct Development Towards Existing Communities**

Action: The County will focus development towards existing communities already served by infrastructure; utilize the resources that existing neighborhoods offer; and conserve open space and natural resources. Will help direct funding of transportation enhancements in the communities where people live today. Opening up green space to new development means the cost of new schools, roads, sewer lines, and water supplies will be borne by residents throughout the area. Taking advantage of existing infrastructure keeps public costs and taxes down. Smart growth helps on both fronts, saving money and protecting the environment. The County will seek to put the needs of existing communities first.

4. **Foster Distinctive, Attractive Communities with a Strong Sense of Place**

Action: The County will employ context-sensitive design techniques and encourage communities to incorporate smart growth design and integrate land use, transportation and public safety. The County will prioritize the retaining of distinct urban boundaries between communities, and utilize natural and man-made boundaries and landmarks to create a sense of defined neighborhoods, towns and regions. Communities should craft a vision and set standards for development that

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respond to strongly held values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

5. Provide a Variety of Transportation and Land Use Choices

Action: The County will seek to provide people with balanced choices in housing, shopping, employment, communities, and transportation routes and modes of transportation – biking, public transit, walking, and driving. Those who want/need to drive can, but people who would rather not drive everywhere or don't own a car have other choices.

6. Create a Range of Housing Opportunities and Choices

Action: The County will implement the Housing Element by seeking opportunities for quality housing for people of all income levels, in proximity to employment. Communities should maximize “choices” in location, size, design, diversity, cost and type of housing. The central goal of any smart growth plan is the quality of the neighborhoods where we live. They should be safe, convenient, attractive, and affordable. Low-density development too often forces trade-offs between these goals. Some neighborhoods are safe but not convenient. Others are convenient but not affordable. Careful planning can help bring all these elements together.

7. Encourage Mixed Land Uses

Action: The County will promote integrating mixed land uses into communities as a key strategy for achieving more compact urban development, reducing dependence upon the automobile, stimulating economic activity and vitality in downtowns, improving the jobs/housing imbalance and providing for more affordable housing choices. Local communities should support mixed use development to help enrich downtown life and provide more efficient use of resources and public facilities.

8. Create Walkable Neighborhoods and Towns

Action: The County will support the development of friendly, cohesive and integrated pedestrian facilities. Walkable communities are desirable places to live, work, learn, and play and facilitate healthy choices for getting around. Air quality and health benefits have been shown where walkable communities exist, as well as reduced transportation infrastructure impacts and costs. Communities with walkable attractive downtowns have been shown to stimulate economic development.

9. Take Advantage of Compact Building Design

Action: The County will encourage communities to incorporate more compact building design as an alternative to conventional, land consumptive development. One of the major downfalls of sprawl is more traffic. Smart growth's emphasis on mixing land uses, clustering development, and providing multiple transportation choices helps manage congestion, pollute less, and save energy.

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10. Make Development Decisions Predictable Fair and Cost Effective

Action: The County will support the development of clear standards and guidelines to guide the review and approval process. For communities to be successful in implementing smart growth, both the private and public sector must embrace it. The County will seek ways to reduce complexities often encountered in the development review process and improve processing times and predictability.

11. Encourage Community and Stakeholder Collaboration

Action: The County will support community and broad stakeholder collaboration. Growth in communities can create great places to live, work and play - if it responds to it's own sense of how and where it wants to grow. Community engagement creates and maintains ownership in the process and the product.